



City of Rowlett

Meeting Minutes

City Council

4000 Main Street
Rowlett, TX 75088
www.rowlett.com

City of Rowlett City Council meetings are available to all persons regardless of disability. If you require special assistance, please contact the City Secretary at 972-412-6115 or write 4000 Main Street, Rowlett, Texas, 75088, at least 48 hours in advance of the meeting.

Tuesday, January 13, 2015

5:00 P.M.

Municipal Building – 4000 Main Street

As authorized by Section 551.071 of the Texas Government Code, this meeting may be convened into closed Executive Session for the purpose of seeking confidential legal advice from the City Attorney on any agenda item herein.

The City of Rowlett reserves the right to reconvene, recess or realign the Regular Session or called Executive Session or order of business at any time prior to adjournment.

Present: Mayor Gottel, Mayor Pro Tem Gallops, Deputy Mayor Pro Tem Pankratz, Councilmember Bobbitt, Councilmember Dana-Bashian, Councilmember Sheffield and Councilmember van Bloemendaal

1. CALL TO ORDER

Mayor Gottel called the meeting to order at 5:01 p.m.

2. EXECUTIVE SESSION (5:00 P.M.)* Times listed are approximate.

- 2A. The City Council shall convene into Executive Session pursuant to the Texas Government Code, §551.072 (Real Estate) and §551.071 (Consultation with Attorney) to receive legal advice from the City Attorney to discuss the purchase of real property located at 5702 Rowlett Road, incident to the Rowlett Public Library transition plan. (15 minutes)

Council convened in Executive Session at 5:01 p.m. Out at 5:10 p.m.

3. WORK SESSION (5:15 P.M.)*

- 3A. Hold a Joint Meeting of the City Council and the Community Investment Program Task Force to discuss the CIPTF process, recommendations, slate of projects, schedule, and ballot language/format. (90 minutes)

Jim Proce, Assistant City Manager, introduced members of the CIPTF who were present and reviewed the challenges in planning for a bond election; the bond goals (\$25+ million, no tax increase, three-year implementation plan); the process of project development and associated

ranking criteria; existing debt service and upcoming debt capacity, which allows for the bond package without an increase in taxes; upcoming dates for review with CIPTF and the next steps.

Mr. Proce then reviewed the recommended list of projects: Phase I – Lake Country Estates, Advanced Traffic Management System, Right turn lane on Main Street and PGBT, Phase I – Dalrock Estates, Alley Reconstruction Program, Phase I – Highland Meadows, Sidewalk Connections, Wet Zone Water Park, Hike & Bike Trail Plan, Kids Kingdom, Rowlett Community Centre Renovation, Lakeside Park, Springfield Park, Community Park, Shoreline Improvements, Herfurth Park, Nature Trail, Veterans Park, Pecan Grove Park, Shorewood Park, Katy Railroad Park – Soccer, Twin Star Park, Rowlett Community Centre – Senior Wing Addition, Katy Railroad Park – Phase 2, Public Safety Training Center/Close fiber ring/New Fire Station Design, Merritt Road Interconnector – Phase 2, Traffic Signal at Chiesa Road and Liberty Grove Road, and Public Access Boat Ramp to Lake Ray Hubbard.

Council discussion regarding the process for determining which streets were included, additional funding options for some of the projects, variable costs associated with the projects, design only and phasing of projects, and discussion points noted during deliberative process.

Mayor Gottel and Brian Funderburk, City Manager, thanked the members of the CIPTF and staff for their hard work and diligence during this process and asked for their continued participation in upcoming meetings.

- 3B.** Discuss the relocation of the Chamber of Commerce building and to provide a status update regarding the Request for Proposals submitted on January 6, 2015. (30 minutes)

Due to time constraints, Council reconvened in Work Session at the conclusion of the Regular Session to discuss this item.

Marc Kurbansade, Director of Development Services, provided an update on the responses to the RFP and the basis for the selection. Upon further discussion, it was the consensus of Council to proceed with the award of the contract at an upcoming meeting.

- 3C.** Discuss petition for local option election. (15 minutes)

Laura Hallmark, City Secretary, provided Council with an update as to the status of the application and subsequent petition for a local option election. The requisite number of signatures were obtained and the election will be ordered at the January 20, 2015, City Council meeting.

4. DISCUSS CONSENT AGENDA ITEMS

Council took a short break at 7:27 p.m.

CONVENE INTO THE COUNCIL CHAMBERS (7:30 P.M.)*

Council reconvened in Regular Session at 7:33 p.m.

INVOCATION – Mayor Gottel

PLEDGE OF ALLEGIANCE

TEXAS PLEDGE OF ALLEGIANCE – Led by the City Council

5. PRESENTATIONS AND PROCLAMATIONS

- 5A.** Update from the City Council and Management: Financial Position, Major Projects, Operational Issues, Upcoming Dates of Interest and Items of Community Interest.

Mayor Pro Tem Gallops announced that CERT is holding basic training classes on February 7th and 14th. For additional information, visit www.rowlettcitizenscorps.org.

6. CITIZENS' INPUT

There were no speakers.

7. CONSENT AGENDA

- 7A.** Consider action to approve minutes from the January 6, 2015, City Council Meeting.

This item was approved on the Consent Agenda.

Passed the Consent Agenda

A motion was made by Councilmember Sheffield, seconded by Councilmember van Bloemendaal, including all the preceding items marked as having been approved on the Consent Agenda. The motion carried with a unanimous vote of those members present.

8. ITEMS FOR INDIVIDUAL CONSIDERATION

- 8A.** Consideration and action on approval and ratification of real estate purchase agreement for property located at 5702 Rowlett Road as part of the Rowlett Library Transition plan.

Jim Grabenhorst, Director of Economic Development, provided background on the relocation process, the timeline for renovations, and the costs associated with the purchase and renovations and highlighting the negotiated purchase price versus listing price. Council discussion regarding environmental issues and documentation for possible future sale.

A motion was made by Councilmember Sheffield, seconded by Councilmember Bobbitt, to approve the item as presented. The motion carried with a unanimous vote of those members present. This item was adopted as RES-002-15

- 8B.** Consider action to approve a resolution expressing official intent to reimburse cost of a project related to the acquisition of property at 5702 Rowlett Road.

Alan Guard, Chief Financial Officer, outlined the details of the funding and noted the change in the anticipated cost of \$1,250,000 and the actual cost of \$1,235,000. Council discussion regarding the benefit to the City to purchase this property versus a short-term lease, the benefit of the renovations allowing for other uses upon completion and anticipated resale value.

A motion was made by Mayor Pro Tem Gallops, seconded by Councilmember Dana-Bashian, to approve the item with a modification of the amount in Section 1 to read \$1,235,000. The motion carried with a unanimous vote of those members present. This item was adopted as RES-003-15

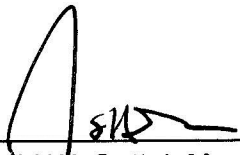
After a short break at 8:02 p.m., Council reconvened in the Work Session to discuss item 3B.

TAKE ANY NECESSARY OR APPROPRIATE ACTION ON CLOSED/EXECUTIVE SESSION MATTERS


No action was taken.

9. ADJOURNMENT

Mayor Gottel adjourned the meeting at 8:12 p.m.



Todd W. Gottel, Mayor



Laura Hallmark, City Secretary

Date Approved: January 20, 2015